

STD. PLAN ISSUE DATE: NOV. 09, 2012

CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT / BUILDING DIVISION



STANDARD INTERIOR IMPROVEMENT PLAN

SCOPE:

THIS STANDARD PLAN IS ONLY APPLICABLE FOR INTERIOR REMODEL OF KITCHENS AND BATHROOMS WITHIN A SINGLE FAMILY DWELLING.
THIS STANDARD PLAN DOES NOT APPLY TO:

- A. RELOCATION OF WALLS, DOORS OR WINDOWS AND OR WINDOW REPLACEMENTS.
- B. ALTERATIONS OR CONTRUCTION AFFECTING UNIT SEPARATION FIRE-AND SOUND RATED WALLS AND OR FLOOR CEILING ASSEMBLIES, SUCH AS RECESSED LIGHTS, SWITCHES, AND OTHER PENETRATIONS WITHIN FIRE AND SOUND RATED ASSEMBLIES.

APPLICABLE STANDARDS:

2010 CALIFORNIA RESIDENTIAL CODE (CRC); 2010 CALIFORNIA BUIDING CODE (CBC) ASCE 7-05;
2010 CALIFORNIA PLUMBING CODE (OPC); 2010 CALIFORNIA ELECTRICAL CODE (CEC);
2010 CALIFORNIA MECHANICAL CODE (CMC); 2008 BUILDING ENERGY EFFICIENCY STANDARDS (BEES);
2010 CALIFORNIA GREEN BUILDING STANDARDS CODE (CBGC); AND THE NEWPORT BEACH MUNICIPAL CODE (NBMC)

FLOOD_ZONE:

PROJECTS LOCATED WITHIN FEMA SPECIAL HAZARD FLOOD ZONES ARE REQUIRED TO PROVIDE DETERMINATION OF SUBSTANTIAL IMPROVEMENT. SEE PLAN CHECK ENGINEER OR PLAN CHECK SUPERVISOR FOR ASSISTANCE.

LIQUIFACTION_ZONE:

MINIMUM FOUNDATION EMBEDMENT AND REINFORCEMENT PER CITY POLICY CBC 1803.5.11

CONSTRUCTION REQUIREMENTS

1. BATHROOM:
- A. ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS AND SIMILAR FIXTURES SHALL BE PROVIDED WITH AN EXHAUST FAN WITH A MINIMUM CAPACITY OF 50 CFM. DUCTLESS FANS ARE UNACCEPTABLE. CRC R303.3, CBC 1203.4.3.2.1, CMC T-4-4
 - B. CLEARANCE FOR WATER CLOSET TO BE A MINIMUM OF 24-INCHES IN FRONT, AND 15-INCHES FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION. CPC 407.5
 - C. WATER CLOSET SHALL HAVE AN AVERAGE CONSUMPTION OF A MAXIMUM OF 1.28 GALLONS OF WATER PER FLUSH. CPC 402.2.
 - D. FAUCETS SHALL NOT EXCEED A WATER SUPPLY FLOW RATE OF 2.2 GALLONS PER MINUTE MEASURED AT 60 PSI.
 - E. SHOWER HEADS SHALL NOT EXCEED A WATER SUPPLY FLOW RATE OF 2.5 GALLONS OF WATER PER MINUTE AT 80 PSI. CPC 402.1
 - F. WALL COVERING OF SHOWERS OR TUBS WITH SHOWERS SHALL BE OF CEMENT PLASTER BACKING FOR TILE. CRC R307.2, CBC 1210.3.
 - G. THE NET AREA OF THE SHOWER ENCLOSURE SHALL BE 1,024 SQ. INCHES (7.1 SQ. FEET) OR MORE IN CLEAR FLOOR AREA, AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30-INCH DIAMETER CIRCLE. CPC 411.7
2. KITCHEN:
- A. KITCHEN SHALL HAVE A CLEAR PASSAGEWAY OF NOT LESS THAN 3 FT. CBC 1208.1
 - B. PROVIDE LOCAL EXHAUST SYSTEM VENTED TO OUTDOORS WITH RATE = 100 CFM. BEES 150(o), EXC. 5 TO 152(o) & ASHRAE STD. 62.2.
 - C. FAUCETS AT KITCHENS SHALL NOT EXCEED A WATER SUPPLY FLOW RATED OF 2.2 GALLONS PER MINUTE MEASURED AT 60 PSI.
3. SAFETY GLAZING SHALL BE PROVIDED AT THE FOLLOWING HAZARDOUS LOCATIONS (CBC 2406.3):
- A. WHEN LOCATED WITHIN 60-INCHES OF THE FLOOR SURFACE IN TUBS, SHOWERS, SAUNAS, OR STEAM ROOMS WHEN LOCATED WITHIN 60-INCHES OF THE FLOOR SURFACE IN TUBS,SHOWERS, SAUNAS, OR STEAM ROOMS.
 - B. WHERE GLAZING AREA IS MORE THAN 9 SQ. FT. IN AREA, WITH THE BOTTOM EDGE LESS THAN 18-INCHES ABOVE THE FLOOR AND TOP EDGE MORE THAN 36-INCHES ABOVE FLOOR.
4. ELECTRICAL:
- A. ALL RECEPTACLE OUTLETS IN BATHROOMS, ABOVE KITCHEN COUNTERTOP, CRAWL SPACES. GARAGE, ROOFTOPS, OUTDOOR OUTLETS, WITHIN 6- FEET OF WET BAR SINK/LAUNDRY SINK TO BE PROTECTED BY GROUND FAULT CIRCUIT INTERRUPTER (GFI). CEC 210.8.
 - B. ALL RECEPTACLE OUTLETS ARE REQUIRED TO BE LISTED TAMPER RESISTANT. (CEC406.11 AND 210.52)
 - C. COMBINATION TYPE AFCI CIRCUIT BREAKERS ARE REQUIRED FOR ALL 120 VOLT SINGLE PHASE 15/20 AMP BRANCH CIRCUITS. EXCEPT FOR BATHROOMS, KITCHENS, GARAGES, OUTDOORS, AND LAUNDRY ROOMS. (CEC 210.12(B))
 - D. AT A MINIMUM, ONE DEDICATED 20 AMP CIRCUIT IS REQUIRED FOR A BATHROOM. (CEC 210.11(C)(2))
 - E. A GFCI PROTECTED RECEPTACLE IS REQUIRED WITHIN 3 FEET OF THE EDGE OF EACH SINK IN A BATHROOM. (CEC 210.52(E))
 - F. RECEPTACLE OUTLETS ARE NOT ALLOWED WITHIN OR OVER A BATHTUB OR SHOWER STALL. (CEC 406.8)
 - G. SUBPANELS ARE NOT ALLOWED TO BE LOCATED IN BATHROOMS OR CLOTHES CLOSETS. (CEC 240.24(D) AND 240.25(E))
 - H. CIRCUITS SHARING A GROUNDED CONDUCTOR (NEUTRAL) WITH TWO UNGROUNDED (HOT) CONDUCTORS MUST USE A TWO POLE CIRCUIT BREAKER OR AN IDENTIFIED HANDLE TIE. (CEC 210.4(B)) GROUP NON-CABLE CIRCUITS IN PANEL (CEC 210.4(D))
 - I. THE KITCHEN COUNTER TOP RECEPTACLES MUST HAVE A MIN. OF 2 DEDICATED 20 AMP CIRCUITS. (CEC 210.52(C))
 - J. THE RECEPTACLES IN THE DINING AREA, PANTRY, OR BREAKFAST NOOK MUST BE SUPPLIED BY DEDICATED 20 AMP CIRCUITS. (CEC 210.52(B))
 - K. KITCHEN COUNTER TOPS 12 INCHES OR WIDER MUST HAVE A RECEPTACLE OUTLET. (CEC 210.52(C))
 - L. KITCHEN COUNTER TOPS MUST HAVE RECEPTACLE OUTLETS SO NO POINT ALONG THE COUNTER WALLS IS MORE THAN 24 INCHES FROM A RECEPTACLE. (CEC 210.52(C))
 - M. ISLAND AND PENINSULAR COUNTER TOPS MUST HAVE AT LEAST ONE RECEPTACLE. (CEC 210.52(C)(1) AND (2))
 - N. KITCHEN COUNTERTOP RECEPTACLES SHALL BE READILLY ACCESSIBLE, AND LOCATED NO MORE THAN 20 INCHES ABOVE, OR MORE THAN 12 INCHES BELOW THE COUNTERTOP SURFACE. (CEC 210.52(C)(5))
 - O. THE SPACING FOR GENERAL RECEPTACLE OUTLETS MUST BE LOCATED SO THAT NO POINT ON ANY WALL OR FIXED GLASS IS OVER 6 FEET FROM A RECEPTACLE OUTLET. (CEC 210.52(A))
 - P. HALLWAY 10 FEET OR MORE MUST HAVE AT LEAST ONE RECEPTACLE OUTLET. (CEC 210.52(H))
 - Q. LAUNDRY ROOMS MUST HAVE AT LEAST ONE DEDICATED 20 AMP RECEPTACLE CIRCUIT. (CEC 210.11(2))
5. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS (R314.3):
- A. IN EACH SLEEPING ROOM.
 - B. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
 - C. ON EACH ADDITIONAL STORY, INCLUDING BASEMENTS AND HABITABLE ATTICS.
- SMOKE ALARMS SHALL BE HARDWIRED WITH BATTERY BACK-UP AND INTERCONNECTED UNLESS EXEMPTED IN ACCORDANCE WITH SECTIONS R314.4 & R314.5.
6. CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS (R315.3):
- A. OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S).
 - B. ON EVERY LEVEL OF THE DWELLING UNIT INCLUDING BASEMENTS.
7. EMERGENCY EGRESS WINDOWS SHALL BE MIN. 5.7 SQ. FT, MIN. NET WIDTH 20" AND MIN. NET HEIGHT 24". SILL HEIGHT NOT GREATER THAN 44" ABOVE FINISHED FLOOR. WINDOWS ABOVE FIRST LEVEL AND HAVING SILL HEIGHT < 24" SHALL BE PROTECTED BY GUARDS.

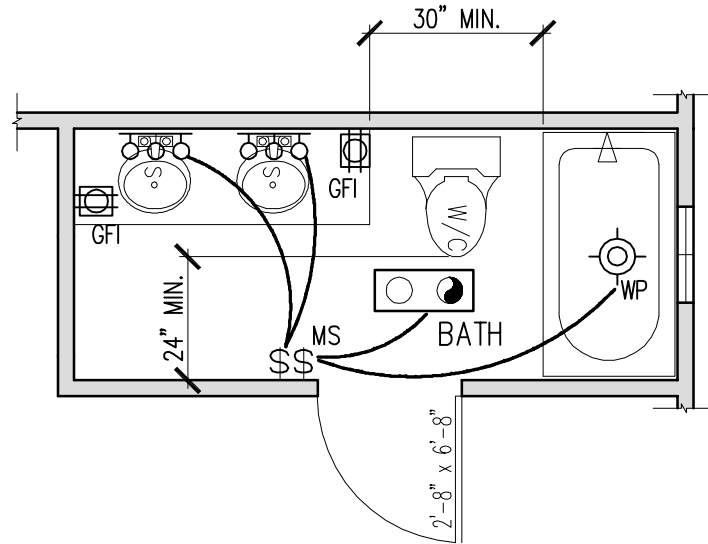
TITLE 24 ENERGY MANDATORY MEASURES

DUCTS AND FANS MEASURES:

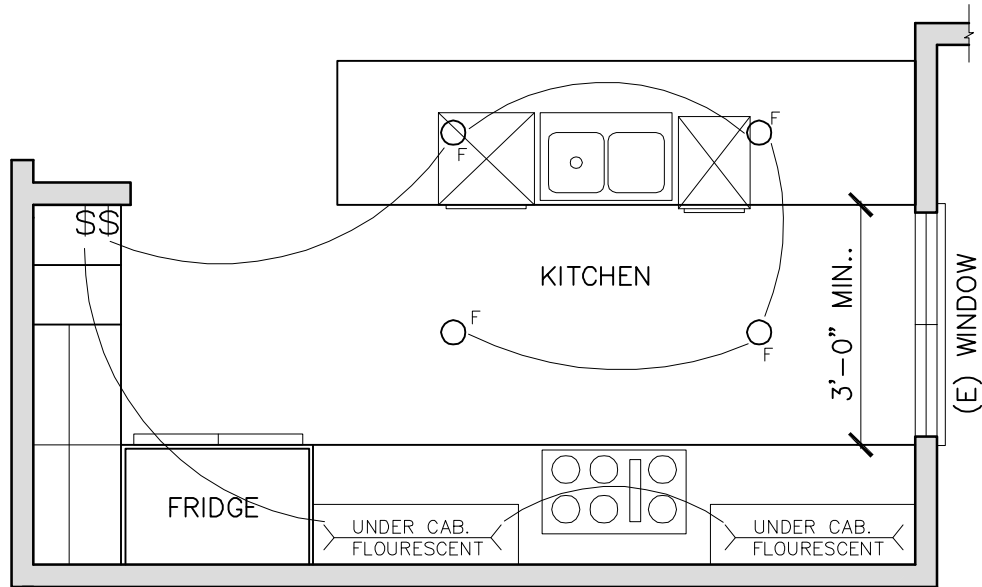
1. EXHAUST FAN SYSTEMS HAVE BACK DRAFT OR AUTOMATIC DAMPERS. -150 (m)7
2. JOINTS AND SEAMS OF DUCT SYSTEMS AND THEIR COMPONENTS SHALL NOT BE SEALED WITH CLOTH BACK RUBBER ADHESIVE DUCT TAPES UNLESS SUCH TAPE IS USED IN COMBINATION WITH MASTIC AND DRAWS BANDS. -150(m)2D
3. FLEXIBLE DUCTS CANNOT HAVE POROUS INNER CORES. -150(m)10

RESIDENTIAL LIGHTING MEASURES:

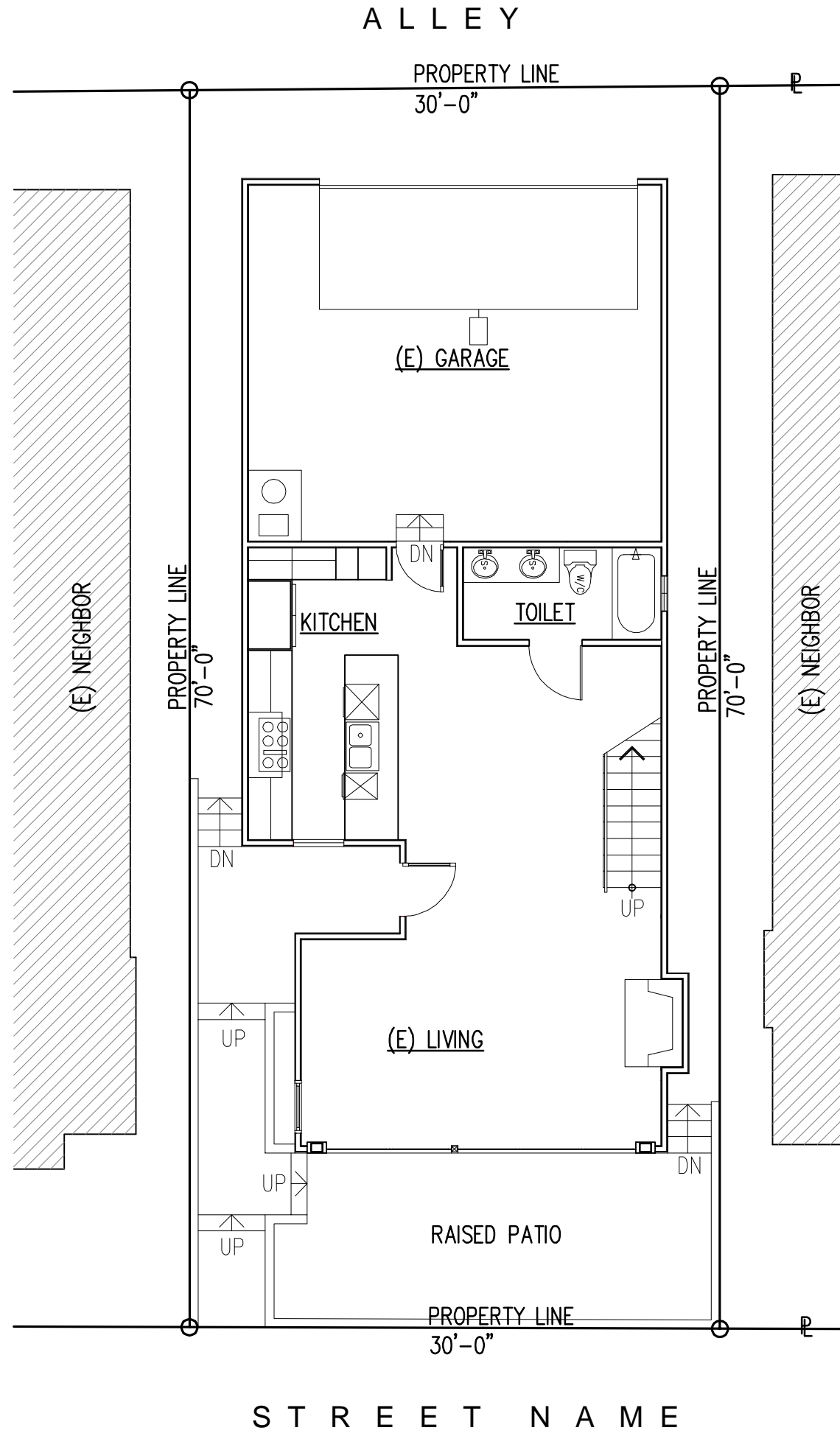
4. HIGH EFFICACY LUMINAIRES OR LED LIGHT ENGINE WITH INTEGRAL HEAT SINK HAS AN EFFICACY THAT IS NO LOWER THAN THE EFFICACIES CONTAINED IN TABLE 150-C AND IS NOT A LOW EFFICACY LUMINAIRE AS SPECIFIED BY -150(k)2. -150(k)1
 5. BALLAST FOR FLOURESCENT LAMPS RATED 13 WATTS OR GREATER SHALL BE ELECTRONIC AND SHALL HAVE AN OUTPUT FREQUENCY NO LESS THAN 20 KHZ. -150(k)4
 6. PERMANENTLY INSTALLED NIGHT LIGHTS AND NIGHT LIGHTS INTEGRAL TO A PERMANENTLY INSTALLED LUMINAIRE OR EXHAUST FAN SHALL CONTAIN ONLY HIGH EFFICACY LAMPS MEETING THE MINIMUM EFFICACIES CONTAINED IN TABLE 150-C AND SHALL NOT CONTAIN A LINE-VOLTAGE SOCKET OR LINE-VOLTAGE LAMP HOLDER; OR SHALL BE RATED TO CONSUME NO MORE THAN FIVE WATTS OF POWER AS DETERMINED BY -130(d), AND SHALL NOT CONTAIN IN A MEDIUM SCREW-BASE SOCKET. -150(k)5
 7. LIGHTING INTEGRAL TO EXHAUST FANS, IN ROOMS OTHER THAN KITCHENS, SHALL MEET THE APPLICABLE REQUIREMENTS OF -150(k). -150(k)6
 8. ALL SWITCHING DEVICES AND CONTROLS SHALL MEET THE REQUIREMENTS OF -150(k)7. -150(k)7
 9. A MINIMUM OF 50 PERCENT OF THE TOTAL RATED WATTAGE OF PERMANENTLY INSTALLED LIGHTING IN KITCHENS SHALL BE HIGH EFFICACY. -150(k)8
- EXCEPTION: UP TO 50 WATTS FOR DWELLING UNITS LESS THAN OR EQUAL TO 2,500 FT² OR 100 WATTS FOR DWELLING UNITS LARGER THAN 2,500 FT² MAY BE EXEMPT FROM THE 50% HIGH EFFICACY REQUIREMENT WHEN: ALL LOW EFFICACY LUMINARIES IN THE KITCHEN ARE CONTROLLED BY A MANUAL OR OCCUPANT SENSOR DIMMER, ENERGY MANAGEMENT SYSTEM (EMCS), OR A MULTI-SCENE PROGRAMMABLE CONTROL SYSTEM; AND ALL PERMANENTLY INSTALLED LUMINARIES IN GARAGES, LAUNDRY ROOMS, CLOSETS GRATER THAN 70 SQUARE FEET, AND UTILITY ROOMS ARE HIGH EFFICACY AND CONTROLLED BY A MANUAL-ON OCCUPANT SENSOR.
10. PERMANENTLY INSTALLED LIGHTING THAT IS INTERNAL TO CABINETS SHALL USE NO MORE THAN 20 WATTS OF POWER PER LINEAR FOOT OF ILLUMINATED CABINET. -150(k)9
 11. PERMANENTLY INSTALLED LUMINARIES IN BATHROOMS, LAUNDRY ROOMS, CLOSETS AND UTILITY ROOMS SHALL BE HIGH EFFICACY. -150(k)10
- EXCEPTION 1: PERMANENTLY INSTALLED LOW EFFICACY LUMINARIES SHALL BE ALLOWED PROVIDED THAT THEY ARE CONTROLLED BY A MANUAL-ON OCCUPANT SENSOR CERTIFIED TO COMPLY WITH THE APPLICABLE REQUIREMENTS OF -119.
- EXCEPTION 2: PERMANENTLY INSTALLED LOW EFFICACY LUMINARIES IN CLOSETS LESS THAN 70 SQUARE FEET ARE NOT REQUIRED TO BE CONTROLLED BY A MANUAL-ON OCCUPANT SENSOR.
12. LUMINARIES RECESSED INTO INSULATED CEILINGS SHALL BE LISTED FOR ZERO CLEARANCE INSULATION CONTACT (IC) BY UNDERWRITERS LABORATORIES OR OTHER NATIONALLY RECOGNIZED TESTING/RATING LABORATORY; AND HAVE A LABEL THAT CERTIFIES THE LUMINAIRE IS AIRTIGHT WITH AIR LEAKAGE LESS THAN 2.0 CFM AT 75 PASCALS WHEN TESTED IN ACCORDANCE WITH ASTM E283; AND BE SEALED WITH A GASKET OR CAULK BETWEEN THE LUMINAIRE HOUSING AND CEILING. -150(k)12
 13. PROVIDE CF-GR-LTG-1 FORM TO THE BUILDING INSPECTOR FOR NEW REVISED LIGHTING.



BATHROOM
PARTIAL PLAN (EXAMPLE)
N.T.S.



KITCHEN
PARTIAL PLAN (EXAMPLE)
N.T.S.



SAMPLE SITE PLAN
N.T.S.

SITE PLAN
SCALE 1/8"=1'-0"

ISSUANCE OF A BUILDING PERMIT BY THE CITY OF NEWPORT BEACH DOES NOT RELIEVE APPLICANTS OF THE LEGAL REQUIREMENTS TO OBSERVE COVENANTS, CONDITIONS AND RESTRICTIONS WHICH MAY BE RECORDED AGAINST THE PROPERTY OR TO OBTAIN PLANS. YOU SHOULD CONTACT YOUR COMMUNITY ASSOCIATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION AUTHORIZED BY THIS PERMIT.

PRIOR TO PERFORMING ANY WORK IN THE CITY RIGHT-OF-WAY AN ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT.

SCOPE OF WORK:

PROJECT ADDRESS:

OWNER'S NAME:

TEL. NO.:

CONTRACTOR: LICENSE NO.: